

**REDEVELOPMENT AGENCY AGENDA**  
**REDEVELOPMENT AGENCY MEETING OF: APRIL 5, 2006**

**- CALL TO ORDER**

**MINUTES:**

CALLED TO ORDER BY CHAIRMAN GOODMAN AT 10:51 A.M.

PRESENT: CHAIRMAN GOODMAN and MEMBERS REESE, BROWN, WEEKLY, WOLFSON and TARKANIAN

EXCUSED: MEMBER ROSS

ALSO PRESENT: DOUG SELBY, Executive Director, BRAD JERBIC, City Attorney, and BARBARA JO RONEMUS, Secretary

**- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW**

**MINUTES:**

ANNOUNCEMENT MADE: Posted as follows:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge

Bulletin Board, City Hall Plaza (next door to Metro Records)

Las Vegas Library, 833 Las Vegas Boulevard North

Clark County Government Center, 500 S. Grand Central Parkway

Grant Sawyer Building, 555 E. Washington Avenue

(10:51)

2-568

**AGENDA SUMMARY PAGE**  
**REDEVELOPMENT AGENCY MEETING OF: APRIL 5, 2006**

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**DEPARTMENT: BUSINESS DEVELOPMENT**

**DIRECTOR: SCOTT D. ADAMS**

☐ **CONSENT**

☒ **DISCUSSION**

**SUBJECT:**

DISCUSSION AND POSSIBLE ACTION REGARDING THE PROPOSED PROCESS, ACTIONS AND RELATED ACTIVITIES TO BRING ABOUT THE RE-USE AND RE-OCCUPATION OF THE HISTORIC FIFTH STREET SCHOOL LOCATED AT 400 LAS VEGAS BOULEVARD SOUTH - WARD 1 (TARKANIAN)

**Fiscal Impact:**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

The Historic Fifth Street School, owned by the City of Las Vegas Redevelopment Agency, will be renovated for future re-use. This presentation describes the process and actions which will bring about the re-use and re-occupation of the facility.

**RECOMMENDATION:**

Approve the proposed process, actions and related activities.

**BACKUP DOCUMENTATION:**

1. Site Map
2. PowerPoint presentation

**MOTION:**

**TARKANIAN - APPROVED as recommended - UNANIMOUS with ROSS excused**

**MINUTES:**

SCOTT ADAMS, Director, Office of Business Development, gave a detailed PowerPoint presentation, a copy of which is made a part of the minutes. He added that as part of exploring operations alternatives, Agency staff would prefer that the Cultural Affairs Division conduct the operations and marketing of the facility, because programming could be done for additional arts users and also possibly bring kiosks into the common grounds.

CHAIRMAN GOODMAN emphasized that he is very excited about this project, because he feels it is critical to the success of the Agency's vision. This site will be the catalyst for the intellectual synergy in the downtown area. He added that he and MEMBER TARKANIAN had a meeting with representatives of the Armenian community who are interested in erecting a memorial recognizing the genocide. He encouraged MR. ADAMS to act posthaste in this matter.

MEMBER TARKANIAN added that the Armenian community is excited about acquiring space in the Centennial Plaza for a monument.

(10:51 - 11:04)

2-580

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**DEPARTMENT: BUSINESS DEVELOPMENT**

**DIRECTOR: SCOTT D. ADAMS**

☐ **CONSENT**    ☒ **DISCUSSION**

**SUBJECT:**

DISCUSSION AND POSSIBLE ACTION REGARDING AWARD OF CONTRACT 060244 TO NINYO & MOORE TO CONDUCT PROJECT COMPLIANCE MONITORING DURING THE ASBESTOS AND LEAD-BASED PAINT REMOVAL PORTION OF THE PHASE II INTERIOR DEMOLITION AT THE 5TH STREET SCHOOL SITE LOCATED AT 400 LAS VEGAS BOULEVARD SOUTH FOR THE REDEVELOPMENT AGENCY, APN 139-34-303-001 (\$43,815 - REDEVELOPMENT AGENCY SPECIAL REVENUE FUND) - WARD 1 (TARKANIAN)

**Fiscal Impact:**

<input type="checkbox"/> <b>No Impact</b>	<b>Amount:</b>	\$43,815.00
<input checked="" type="checkbox"/> <b>Budget Funds Available</b>	<b>Dept./Division:</b>	OBD/Redevelopment Agency
<input type="checkbox"/> <b>Augmentation Required</b>	<b>Funding Source:</b>	RDA Special Revenue Fund

**PURPOSE/BACKGROUND:**

This contract is for the performance of services to monitor asbestos abatement and lead-based paint removal by the interior demolition contractor.

This item is exempt from competitive bidding pursuant to NRS 332.115(b), Professional Services.

PCC: T. Boyce

POC: Robert Troisi 433-0330

**RECOMMENDATION:**

That the RDA Board approve Contract No. 060244 in the amount of \$43,815 for Abatement Monitoring by Ninyo & Moore of the Phase II interior demolition contractor at the 5th Street School. Authority to execute this contract is given to the Executive Director of the Redevelopment Agency.

**BACKUP DOCUMENTATION:**

1. Agenda Memo
2. Contract With Ninyo & Moore
3. Disclosure of Ownership/Principals

**MOTION:**

**TARKANIAN - APPROVED as recommended - UNANIMOUS with ROSS excused**

**MINUTES:**

SCOTT ADAMS, Director, Office of Business Development, indicated that the contract was previously approved. Demolition in the building was to be done in two phases: The first phase involved those portions of the building that were vacant. Those that were left occupied and have now been vacated will be demolished. The latter requires a consulting monitor to ensure applicable standards are met. He requested approval.

(11:04 - 11:05)

2-1003

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**DEPARTMENT: BUSINESS DEVELOPMENT**

**DIRECTOR: SCOTT D. ADAMS**

☐ **CONSENT**    ☒ **DISCUSSION**

**SUBJECT:**

DISCUSSION AND POSSIBLE ACTION REGARDING A PROFESSIONAL SERVICES AGREEMENT WITH KGA ARCHITECTURE FOR THE DESIGN SERVICES ON THE THIRD PHASE, MECHANICAL SYSTEMS AND INTERIOR DESIGN OF THE FIFTH STREET SCHOOL RENOVATION PROJECT LOCATED AT 400 LAS VEGAS BOULEVARD SOUTH (\$807,000 - REDEVELOPMENT AGENCY SPECIAL REVENUE FUND) - WARD 1 (TARKANIAN)

**Fiscal Impact:**

<input type="checkbox"/>	<b>No Impact</b>	<b>Amount:</b>	\$807,000.00
<input checked="" type="checkbox"/>	<b>Budget Funds Available</b>	<b>Dept./Division:</b>	OBD/Redevelopment Agency
<input type="checkbox"/>	<b>Augmentation Required</b>	<b>Funding Source:</b>	RDA Special Revenue Fund

**PURPOSE/BACKGROUND:**

The Historic Fifth Street School is being renovated for future re-use. Phase III of this renovation is to design mechanical, electrical, and life safety systems and the interior buildout of the existing historic structures. KGA Architecture and their subconsultants will provide complete design services and historic research for Phase III of this project.

**RECOMMENDATION:**

Approve the negotiated Professional Services Agreement with KGA Architecture for the design services of the Fifth Street School Renovation - Phase III in the amount of \$807,000.

**BACKUP DOCUMENTATION:**

1. Professional Services Agreement
2. Site Map

**MOTION:**

**TARKANIAN - APPROVED as recommended - UNANIMOUS with ROSS excused**

**MINUTES:**

SCOTT ADAMS, Director, Office of Business Development, commented that this is one of the most important contracts to be entered into on the renovation of the Fifth Street School. He then reviewed the information under the Subject section. Staff recommends approval.

TOM MCGOWAN recommended approval.

(11:05 - 11:06)

2-1045

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**DEPARTMENT: BUSINESS DEVELOPMENT**

**DIRECTOR: SCOTT D. ADAMS**

☐ **CONSENT**

☒ **DISCUSSION**

**SUBJECT:**

REPORT AND POSSIBLE ACTION REGARDING REDEVELOPMENT AGENCY PROJECTS CURRENTLY UNDER CONTRACT OR IN NEGOTIATION - WARDS 1, 3 AND 5 (TARKANIAN, REESE AND WEEKLY)

**Fiscal Impact:**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

To update the Redevelopment Agency Board on Redevelopment Agency projects currently under binding contracts with owners, developers, and consultants, or in negotiation, and to receive input from the Redevelopment Agency Board on the progress of projects as warranted.

**RECOMMENDATION:**

Accept report.

**BACKUP DOCUMENTATION:**

1. PowerPoint presentation
2. Submitted at meeting - written comments of Tom McGowan and Non-Disclosure and Non-Circumvent Agreement by Isaac Henderson

**MOTION:**

**REESE - ACCEPTED the Report - UNANIMOUS with ROSS excused**

**MINUTES:**

SCOTT ADAMS, Director, Office of Business Development, used a PowerPoint presentation, a copy of which is made a part of the minutes, to update the Agency members on the status of the following ongoing Redevelopment Agency projects. He noted that the updates are now given quarterly.

World Market Center: The second building is well underway. Recent meetings with World Market Center officials have indicated that they are putting together the financing for the third building, which should be under construction at the end of this year. It should include a 3600-space parking garage. When completed, the entire project should encompass five million square feet of hard space and almost half a million square feet of tent space. With this critical mass, they should bring in a good share of the furniture industry currently in North Carolina.

Union Park: Staff is working in earnest on the revision to what was formerly the Related master plan for the 61 acres. A number of key changes are being made to the plan, such as civic facility and the street system, in order to make it a more productive layout for viable real estate development. The deadline for the submittal of a 120-day business plan is 4/21/2006.

Smith Performing Arts Center: The project is well underway. The developer is going through the architectural-selection phase. The facility is being looked at in the 61-acre master plan for a slight relocation to improve how it is situated.

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**MINUTES - Continued:**

Lou Ruvo Alzheimer's Institute: This project is moving forward full steam. Construction is slated to commence as early as August 2006.

Las Vegas Premium Outlets: The proposed expansion plan includes the addition of about 100,000 square feet to the existing facility, with two parking garages at either end, connecting into the facility. Staff is working with the Outlets on a licensed agreement to temporarily use some of the 61 acres for construction parking.

IRS Regional Headquarters: This project is complete.

SNWA/Molasky: This is the next phase of the IRS Headquarters project. This project is well above ground. Structural steel is being used as opposed to concrete.

L'Octaine Apartments: The apartments are open, but not all the retail space along Las Vegas Boulevard has been leased. Staff will be featuring that space at the next ICSC (International Council of Shopping Centers) conference.

Soho Lofts: It is near completion and units to buyers will be delivered next month.

Newport Lofts: The project is above ground. Because structural steel is being used, construction appears to be moving quicker.

Allure Towers: It is well underway. The first tower is nearly sold out and sales have started for the second tower.

"juhl": Pre-sales are moving along well. The developer is working through a revised lending commitment. Standby construction financing was obtained, predicated on a certain level of pre-sales, which are expected to be reached next month.

Simayof: The City also owns a part of the site. The developer had planned the high-rise project. Staff is working with the developer on restructuring it to a lower-density project, for which some revised plans have been received and will be presented to the Agency in the future. The developer anticipates breaking ground within six months from the execution date of the agreement amendments. The changes should make it more reachable.

Club Renaissance Skyscraper: The project is undergoing restructuring. Staff met with a potential party interested in restructuring the project. It should come forward in the future because there is heightened interest from the investment community.

Sandhurst Las Vegas: The developer has realized a construction loan commitment.

Streamline Tower: Notice to Proceed has been issued to commence construction.

Entertainment District: Staff has been working with the owners on the streetscape plan. The consulting

## REDEVELOPMENT AGENCY MEETING OF: APRIL 5, 2006

### MINUTES - Continued:

team is trying hard to bring a retro-Vegas flare and image to the District, with gateway entry portals at either end. The plan and name, Fremont East District, have been adopted by the property owners. The project is at 90 percent design. The special improvement and business improvement district plans should be coming soon.

Beauty Bar: The business is surviving. Hopefully as other businesses open, more foot traffic will be generated.

The Griffin: The tenant improvements are being done before the new façade is done. The club could be ready to open within 60 to 90 days.

Las Vegas Tattoo: The owner has completed all the façade improvements. The new neon sign will add to the visual interest of the District.

Take 1 Nightclub: Façade and signage improvements have been completed.

"Downtown": The club is in the rear of the 7-Eleven building. The owner is literally working around the clock to complete the tenant improvements. The club could be ready to open within 60 to 90 days.

Neonopolis: This Redevelopment project is in escrow with a prospective buyer. Staff will be working very closely with the buyer to ensure that the ultimate development program is consistent with the City's vision for a vibrant downtown area.

The Block: This is another completed project that has proven that downtown street retailing and entertainment venues work. The Triple George is the hottest restaurant in the City and in the Valley.

Club 217: Interior work is being done.

The Henry Brent: The revised master plan is being finalized. Once it is submitted, staff can start to approach Federal agencies about how to move forward with working the plan in concert with the Post Office.

Hennessey's Tavern and Mickie Finnz: The grand opening was recently held for Hennessey's Tavern. Millions of dollars were pumped into both facilities. Commitments are coming in from sponsors for the Pint. Paul Hennessey signed a lease for the upstairs space for another jazz club.

601 Fremont Street: The project is moving along well. The entitlement process was completed for the two condominium towers. The City owns the building. About four different entertainment venues are being considered to meet the 10,000-square-foot requirement for ground floor club space. The building has been gutted.

Alpha Omega: Staff is working on restructuring the agreement and has reached a breakthrough on a very creative way to make the project go forward. A disposition and development agreement is being structured to sell the land at appraised value.

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**MINUTES - Continued:**

Ambling: There are a number of hurdles to overcome to make this project happen. The CC&Rs would have to be restructured, and the project cannot be developed with prevailing wage.

DLC Urban Core Plan: The slide depicts one of several alternatives for how the ten-acre site could be developed with a grocery anchor. The developer has been in discussions with a number of grocery anchors to secure a tenant commitment. Staff intends to work with DLC Core at the May ICSC conference to continue marketing with grocery tenants.

Edmond Town Center: The project is complete on the exterior. The fast track coordinator is working with the developer on a number of leases that have been signed for space in the Center. Those leases are undergoing the City's building permit process.

RLT Corporation: The corporation has completed the McDonald's training center and headquarters facility.

Stella Lake Office (FBI): The facility is nearly complete, and it is an incredible addition to the area.

Urban Chamber of Commerce: The Chamber is working on a private bank loan to complement the EDA funding it received from the Federal government.

Expertise School of Beauty: The groundbreaking has taken place and the project is under construction.

Foundation for an Independent Tomorrow: Staff continues to work with the Foundation on fundraising to build its facility.

Stewart-Mojave RFP: A number of proposals were received for this site. The selection committee met and will be making a recommendation that staff will soon present to Council, along with a development agreement.

Fifth Street School: He described the areas presented on the slides.

Bulldog: A Request for Proposal (RFP) for the site was issued, with a deadline of Friday, 4/7/2006. At least one grocery anchor proposal is in the mix. Staff is eager to see what the results will bring.

Parking Garage: The private sector is responding to the construction of a new parking garage at Fourth and Lewis, adjacent to the Regional Justice Center.

Urban Lofts: The developer has three sites under contract: Eleventh and Carson, Fremont and Bruce and Fremont and Eastern. The product is very affordable. The price point on a square-foot basis is lower than the median price of housing in the Valley.

MEMBER WEEKLY noted that the report was overdue and timely, because it is important to show the constituents all the development activity taking place throughout the City. He noted that, unlike many people's opinion, there is a lot of development activity occurring in Enterprise Park.



**REDEVELOPMENT AGENCY MEETING OF: APRIL 5, 2006**

**MINUTES - Continued:**

TOM McGOWAN, Las Vegas resident, commended staff. He read and submitted his written comments, a copy of which is made a part of the minutes.

ISAAC HENDERSON submitted a sample contract, which is made a part of the minutes, for the City to use to help the development of its current redevelopment projects and job expansion.

NOTE: CHAIRMAN GOODMAN directed MR. ADAMS to periodically include in the report an update on some of the successes in which the Agency members have been involved, such as, Campaigne Place; as well as a thumbnail sketch on the progress the downtown casinos are making in refurbishments, including the El Cortez, Golden Nugget and Fitzgerald's. MEMBER TARKANIAN requested the Stratosphere be included, because they are also expanding.

(11:06 - 11:32)

2-1083

**AGENDA SUMMARY PAGE**

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CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE REDEVELOPMENT AGENCY. NO SUBJECT MAY BE ACTED UPON BY THE REDEVELOPMENT AGENCY UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED

**BACKUP DOCUMENTATION:**

1. Submitted at meeting - written comments by Tom McGowan
2. Submitted at meeting - audit arraignment and receipt by Vincent James Walter Whatley IV

**MINUTES:**

TOM MCGOWAN, Las Vegas resident, read and submitted his written comments, a copy of which is made a part of the minutes. CHAIRMAN GOODMAN asked him if he met with STEVEN VAN GORP. MR. MCGOWAN indicated that he met with MR. VAN GORP and a follow-up meeting is scheduled for 4/7/2006 with MR. VAN GORP and RICHANN JOHNSON.

(11:32 - 11:34)

2-2091

VINCENT JAMES WALTER WHATLEY IV, 1301 Sunset Road, submitted a document titled "audit arraignment" and a receipt. He vaguely expressed some concerns about his property in Henderson.

(11:34 - 11:36)

2-2160

THE MEETING ADJOURNED AT 11:36 A.M.

Respectfully submitted:

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Gabriela Portillo-Brenner, Deputy City Clerk  
April 13, 2006

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Barbara Jo Ronemus, Secretary